



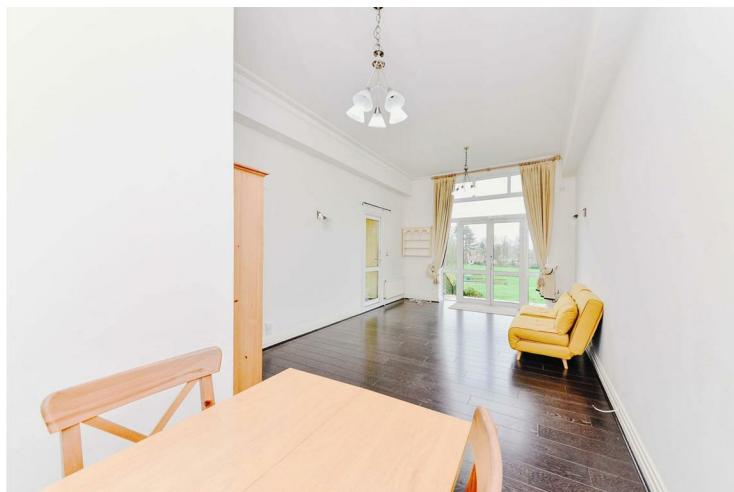
# HERITAGE ESTATE AGENCY



**Apt 21, Britannic Park, 15 Yew Tree Road, Moseley, B13 8NQ**

**£200,000**

**A Two Bedroom Ground Floor Apartment**





### **Britannic Park comprises in further detail:**

The property is set in private communal grounds and accessed via gated entrance leading to communal entrance way leading to entrance hallway, concierge and communal hallway leading to private entrance door opening to:

#### **Entrance Hallway**

Coved ceiling, ceiling spot lights, wall mounted security intercom system, two radiators and doors to:

#### **Airing Cupboard**

Housing boiler and hot water tank.

#### **Lounge/Dining Room 24'2" max x 12'1" max**

French style doors with windows surrounding to rear aspect opening to private terrace, coved ceiling, two ceiling light points, two wall mounted light points, wood effect flooring, three radiators and door to balcony.

#### **Kitchen 12'8" x 5'6"**

Ceiling spot lights, extractor fan, tiled flooring, built-in cupboard with shelving and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring hob and extractor hood over, integrated dish washer, washer/dryer and fridge/freezer.

#### **Bedroom One 14'7" max x 12'2" max**

Window to rear aspect, door to balcony, coved ceiling, two ceiling light points, wall mounted security intercom system, radiator, built-in double wardrobe and door to:

#### **En-Suite Bathroom 5'6" x 8'10"**

Ceiling spot lights, extractor fan, tiled walls and flooring, wall mounted storage cabinets, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, Bidet and low level flush w.c.

#### **Bedroom Two 7'5" x 10'6"**

Window to rear aspect, coved ceiling, ceiling light point, radiator and built-in wardrobe.

#### **Shower Room**

Ceiling light point, part tiled walls, slate effect flooring, electric shaver socket, radiator and a suite comprising: shower cubicle with mixer shower over, corner pedestal wash hand basin with mixer tap over and low level flush w.c.

#### **Outside**

#### **Allocated Parking Space**

No 21.

#### **Lease Details**

Approx term remaining:- 98 years (125 years from 01.01.1999)

Ground Rent - £175.00 per annum

Service Charge - £2,144.95 per six months (for the period 01.01.26 to 30.06.26)

Review Periods - For the first 25 years of the Term £100 per annum

For the second 25 years of the Term £175 per annum

For the third 25 years of the Term £250 per annum

For the fourth 25 years of the Term £400 per annum

For the fifth 25 years of the Term £475 per annum

The Executor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

#### **Agent Notes:**

1. We would advise interested parties that the sellers of the property will be acting as Executors and that a Probate application has been made.

2. We are advised by the Executor(s) that the property is located on a private road and as such is not maintained by the local





council.

3. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property overlooks a Moseley Ashfield Cricket Ground.

4. The property is subject to a Wayleave agreement with Midlands Electric PLC relating to the maintenance of electricity cables on the estate.

5. We are advised by the Executor(s) that the lease restricts the following:

- not to have any aerial's or satellite dishes
- not to use the premises for any business purpose other than home working
- not to keep any pets
- not to have clothes or any articles outside of the property
- not to have barbeques on terrace or balcony

The Executor(s) have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

#### REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

#### FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

#### SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

#### TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

#### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band E





21 Britannic Park, Moseley, Birmingham.

Total Area: approx 76.2 m<sup>2</sup> ... 821 ft<sup>2</sup> (excluding balcony, terrace)

All measurements are approximate and for display purposes only  
 Area figures are approximate only  
 Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

